



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

STAFF RECOMMENDATION 911 Fatherland Street March 16, 2011

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

Application: Infill
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216018300
Applicant: Brent Craig, Rigid Development
Project Lead: Sean Alexander, sean.alexander@nashville.gov

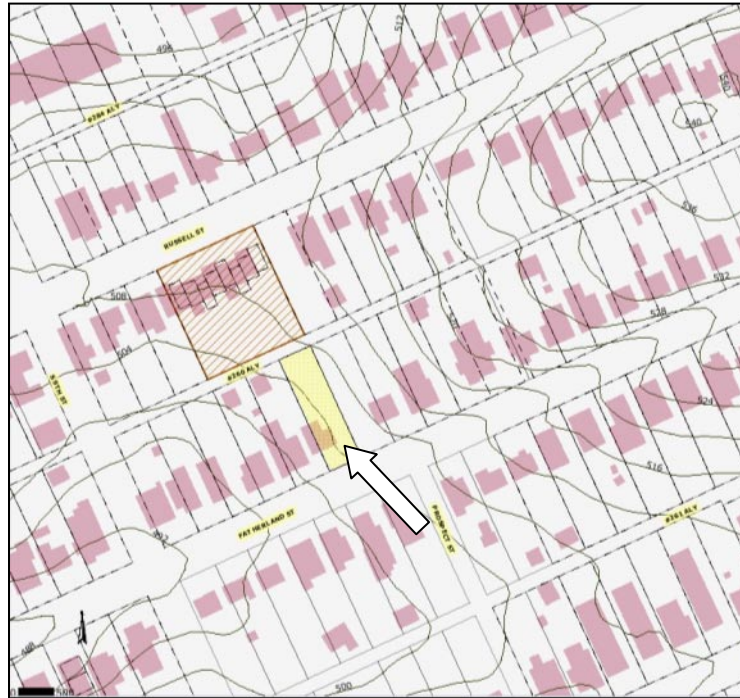
Description of Project: The applicant proposes to construct a new two-story house. The house will be thirty-two feet (32') tall and thirty-two feet (32') wide, with a forward-projecting bay and a wrap-around porch. The structure will be clad with cement-fiber siding, a asphalt shingle roof, and a split-faced block foundation.

Recommendation Summary: Staff recommends approval of the infill construction with the conditions that:

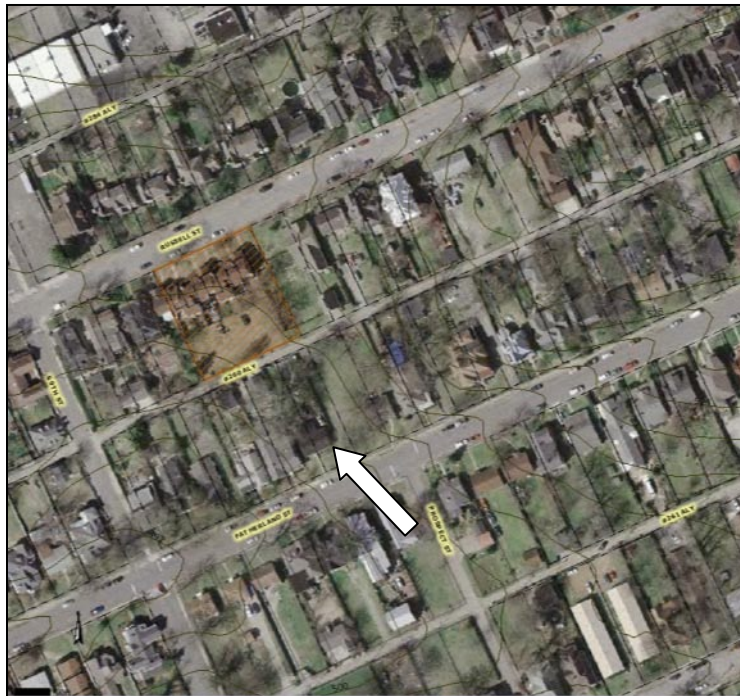
- 1: The front setback be in line with historic houses in the district, to be determined on site by the applicant and staff; and
- 2: The depths of the porch be revised to be more compatible with porches on similar house types; and
- 3: The window proportion on the left side, upperstory, be more compatible; and
- 4: Additional information is provided on the roofing shingle color, porch columns and floor materials, and on the specific window appearance prior to permitting; and
- 5: The site plan and elevations be amended or revised to show all appurtenances and permanent site features, including steps, fences, paving, and railings. Staff finds the proposal to otherwise meet the applicable sections of the *Edgefield Historic Preservation District: Handbook and Design Guidelines*, specifically those pertaining to massing, materials, roofs, and orientation.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:



Aerial Map:



Background: There is currently a non-contributing structure at 911 Fatherland Street. The MHZC approved the demolition of the structure in April, 2011.

Applicable Design Guidelines:

III.B.2 New Construction

- a . Setback and Rhythm of Spacing: The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should reinforce that rhythm.
- b . Height: The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- c . Building Shape: The shape of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.
- d . Roof Form: The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof form, orientation, and pitch of surrounding historic buildings.
- a. Roof Shape: The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.
- e . Orientation: The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.
- f . Proportion and Rhythm of Openings: The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in new buildings shall be compatible, by not contrasting greatly, with surrounding historic buildings.
- g . Materials Texture, Details, and Material Color: The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum sidings are not appropriate.

IV.B.2 Permanent Built Landscape Features

- a. Walls, curbs, steps, pavement, gravel, driveways, lighting, walkways and other such appurtenances should not contrast greatly with the style of the associated house in terms of design, size, materials, material color and location, and should not contrast greatly with those original historic features of the surrounding buildings.
- b. Historic retaining walls in front and side yards should be retained.
- c. Satellite dishes (*over 3 feet in diameter*) are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial historical evidence.

Analysis and Findings:

The applicant is proposing to construct a new two-story house on the parcel.

Setback and Rhythm of Spacing:

Left and right side setbacks of the proposed new structure will be roughly equal at approximately ten feet (10') on each side, and will maintain the street rhythm established by historic houses on the street. The proposed front setback will be thirty feet (30'). While this setback is the median of the adjacent properties, the structure to the right is not a contributing structure and has a deeper front setback than is typical of historic houses. A smaller front setback, as much as seven feet (7') shorter, would be more appropriate for new construction.

Height, Building Shape:

The primary roof ridge of the proposed new structure would be approximately thirty-two feet (32') above grade, with two-feet (2') of foundation exposed above grade. This is compatible with nearby two-story historic structures including 921 Fatherland Street, which is thirty-three feet (33') tall. Nearby 930 Fatherland Street, which was approved by the MHZC in 2003, is thirty-two feet (32') tall. A forward-facing gable projection on the left-front side of the house will be twenty-six feet, six inches (26'-6") tall, which will help to minimize the perceived height of the structure from the street.

The total width of the structure at the widest point will be thirty-two feet (32'), although the front edge of the house will be only twenty-seven feet, six inches (27'-6") wide. These proportions are compatible with nearby historic houses. The house would have a hipped-roof front porch wrapping around the front and right side of the forward-projecting element. The left side of the porch would be only four feet (4') deep, stepping back to eight feet, six inches (8'-6") in the center, and nineteen feet (19'-4") inches at the far right. While wrap-around porches are common in the neighborhood, the shape and depths of this proposed porch are atypical. Wrap-around porches typically have two sections, with the width of the side section equal to the depth of the front section. Otherwise, the massing of the proposed new structure is compatible with surrounding historic buildings and meets guidelines II.B.2.b. and II.B.2.c

Roof Shape:

The primary roof of the proposed new structure will be a side-oriented gable, with a lower front-oriented gable projection. The pitches of these roofs will be 8:12, which is compatible with the shape and pitch of surrounding historic houses and meets guideline II.B.2.d.

Orientation:

The structure will match the alignment of other structures on the street, perpendicular to the street. The front façade will be oriented vertically with multiple horizontal articulations, meeting guideline II.B.2.e.

Proportion and Rhythm of Openings:

The front and side elevations have numerous openings with double-hung windows, single and in pairs. Almost all windows are rectangular and vertically oriented, with six inch (6") mullions between pairs. On the left elevation, however, there would be a nine inch by forty-two inch (9"x42") transom on the upperstory. Although transoms can be used to help maintain an appropriate window rhythm when standard windows are not practical, the extremely narrow and horizontal proportions of this window are not appropriate. Otherwise, these proportions and the rhythm of windows on the front and side façades are appropriate and meet guideline II.B.2.f.

Materials Texture, Details, and Material Color:

The exterior materials of the structure will be: smooth-faced cement-fiber clapboard siding with a four inch (4") reveal and cement-fiber trim, a split-faced block foundation, and fiberglass-asphalt roof shingles. The windows will have fiberglass sashes. Similar windows have been approved for new construction in the Historic Preservation Overlay.

More information is needed on the roofing shingle color, porch columns and floor materials, and on the specific window appearance prior to permitting. Also, the elevations and site plan need to be amended to show that all paving, porch steps, fences, and other permanent landscape features comply with the design guidelines. If the height of the porch floor above grade requires the front porch to have a railing, it also must be approved by staff prior to construction.

Staff recommends approval of the infill construction with the conditions that:

- 1: The front setback be in line with historic houses in the district, as determined on site by the applicant and staff; and
- 2: The depths of the porch be revised to be more compatible with porches on similar house forms; and
- 3: The window proportion on the left side, upperstory, be more compatible; and
- 4: Additional information is provided on the roofing shingle color, porch columns and floor materials, and on the specific window appearance prior to permitting; and
- 5: The site plan and elevations be amended or revised to show all appurtenances and permanent site features, including steps, fences, paving, railings.

Staff finds proposal to otherwise meet the applicable sections of the *Edgefield Historic Preservation District: Handbook and Design Guidelines*, specifically those pertaining to massing, materials, roofs, and orientation.



Current structure at 911 Fatherland Street, front.



Current structure at 911 Fatherland Street, from right side.



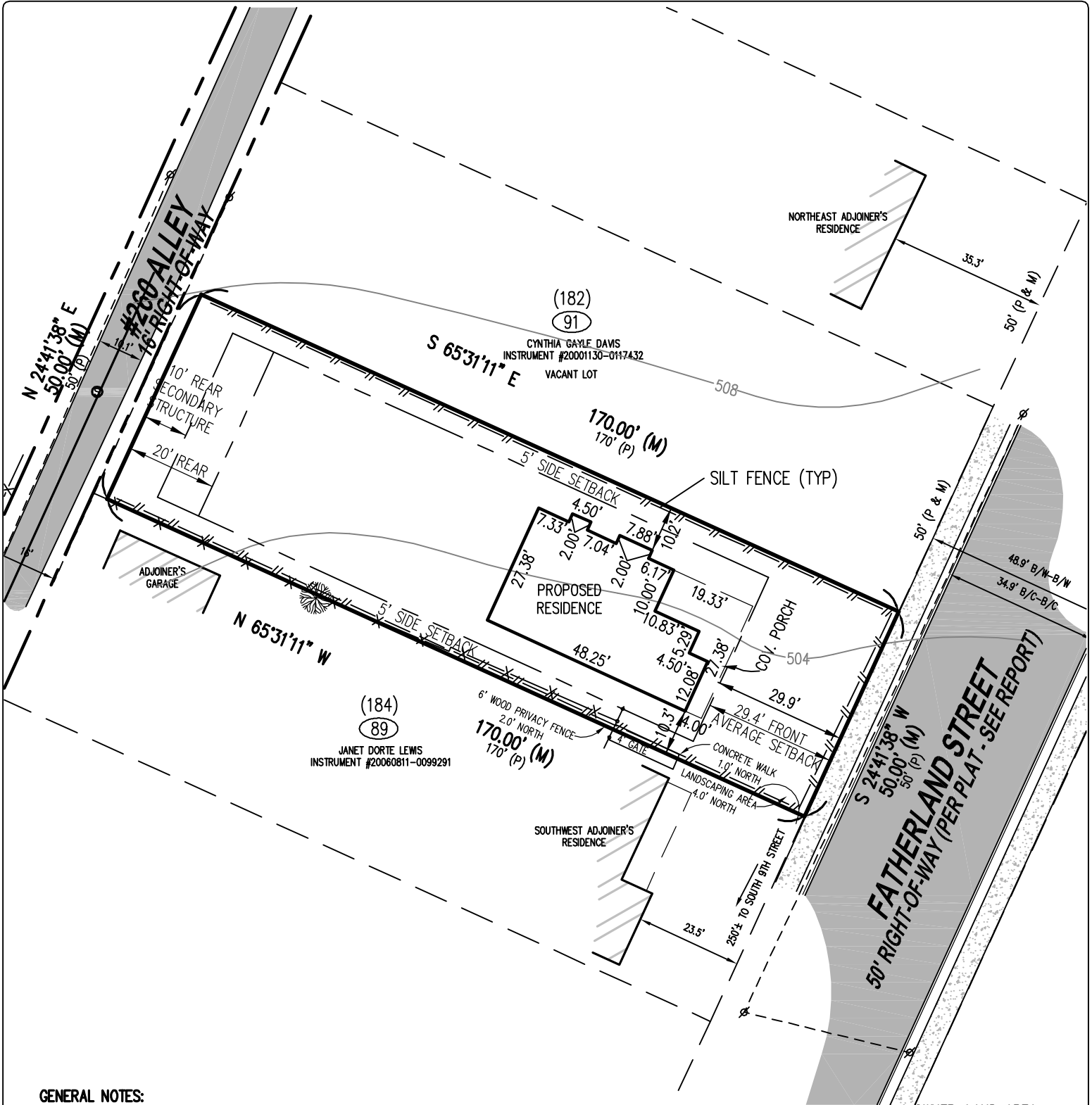
921 Fatherland Street.



930 Fatherland Street.

Elite Surveying Services, LLC
4036 Elizabeth Drive
Hermitage, TN 37076
Cell: (615) 636-7738
Fax: (615) 444-9229
Email: jfisher@elitesurveying.com
Website: www.elitesurveying.com

"ENTIRE PROPERTY"
MAP 82-16, PARCEL 183



GENERAL NOTES:

1. The within plat and survey were prepared without benefit of current evidence of source of title for the subject tract or adjoiners and are therefore subject to any statement of facts revealed by examination of such documents.
2. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111.

3. The surveyor's liability for this document shall be limited to those parties identified in the certification and does not extend to any unnamed party.
4. Contours shown are taken from Metro GIS website, no field work was performed.

OWNER-LAND AREA
FOR SUBJECT TRACT

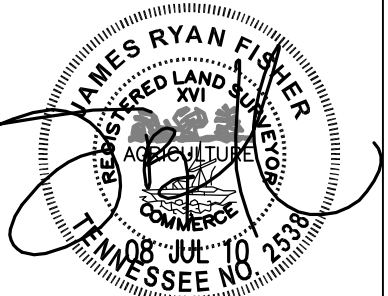
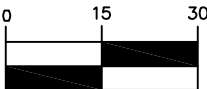
(183)
(90)
CORNERSTONE INVESTMENTS, INC.
INSTRUMENT #20100418-0029207
LOT 90 ON PLAN OF
BARROW'S ADDITION TO EDGEFIELD
(NOW EAST NASHVILLE)
PLAN BOOK 1, PAGE 13
CHANCERY COURT AT NASHVILLE
AREA
8,502± Sq. Ft.
0.20± Acres

This PLOT PLAN is not a general property survey as defined under Rule 0820-3-07. This document represents a limited accuracy non-monumented survey of the property described hereon performed under the authority of TCA 62-18-126. It should not be relied upon for the construction of fences or other improvements or for establishing the location of property lines. No boundary corners were set with this work.

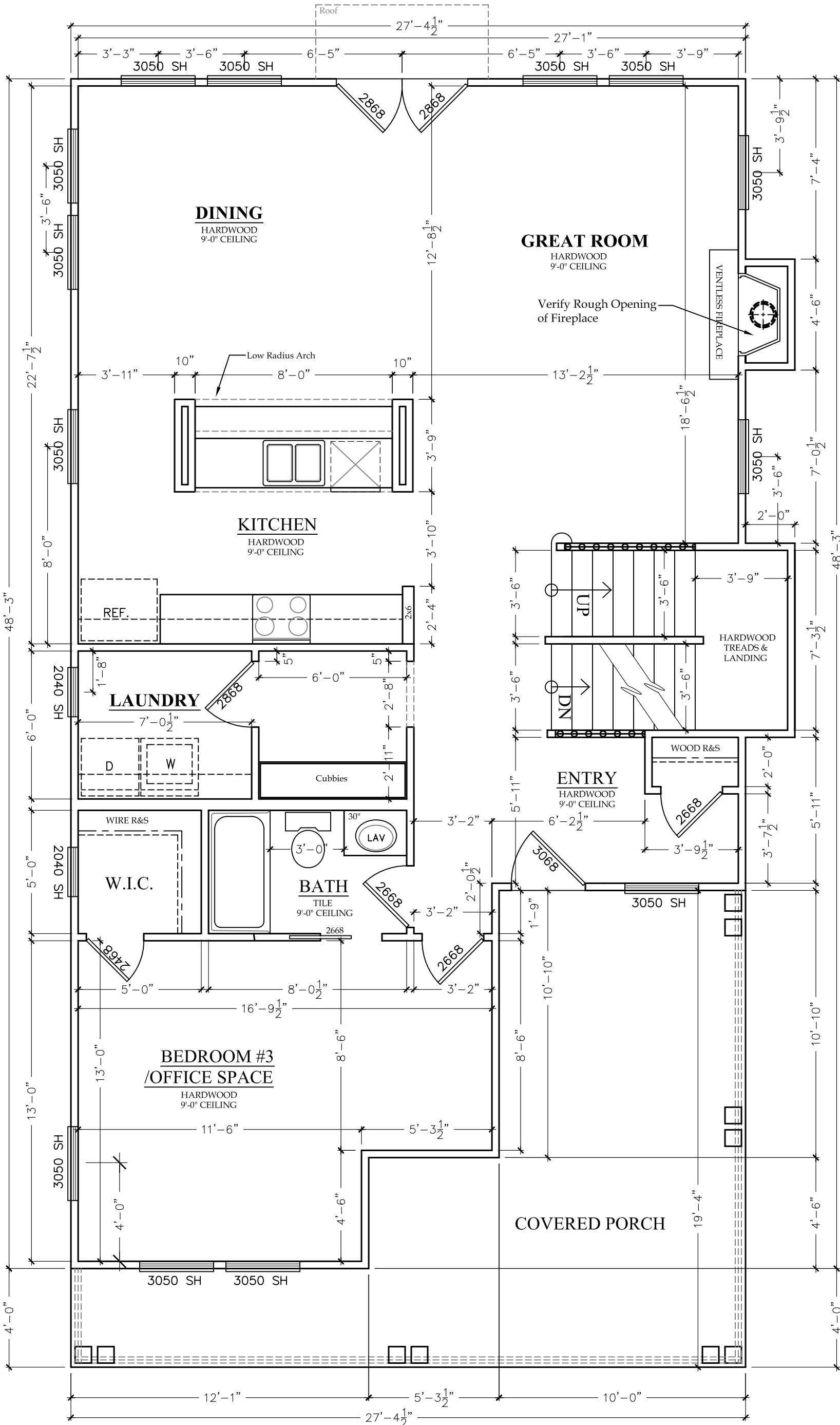
PLOT PLAN
Prepared For: BRENT CRAIG CONSTRUCTION
Subdivision: PLAN OF BARROW ADDITION TO EDGEFIELD LOT #90
Recording Info: PLAT BOOK 1, PAGE 13 CHANCERY COURT
County: DAVIDSON State: TN
Street Address: 911 FATHERLAND STREET, NASHVILLE, TN 37206
Buyer/owner: CORNERSTONE INVESTMENTS, INC.
Prepared By: JRF DATE: 08 JUL 10 C:\2009\20\11\DWGS\092011BDY.DWG JRF 07\08\10

Job# 0920.11

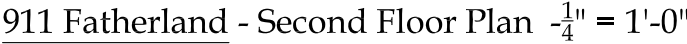
SCALE: 1" = 30'



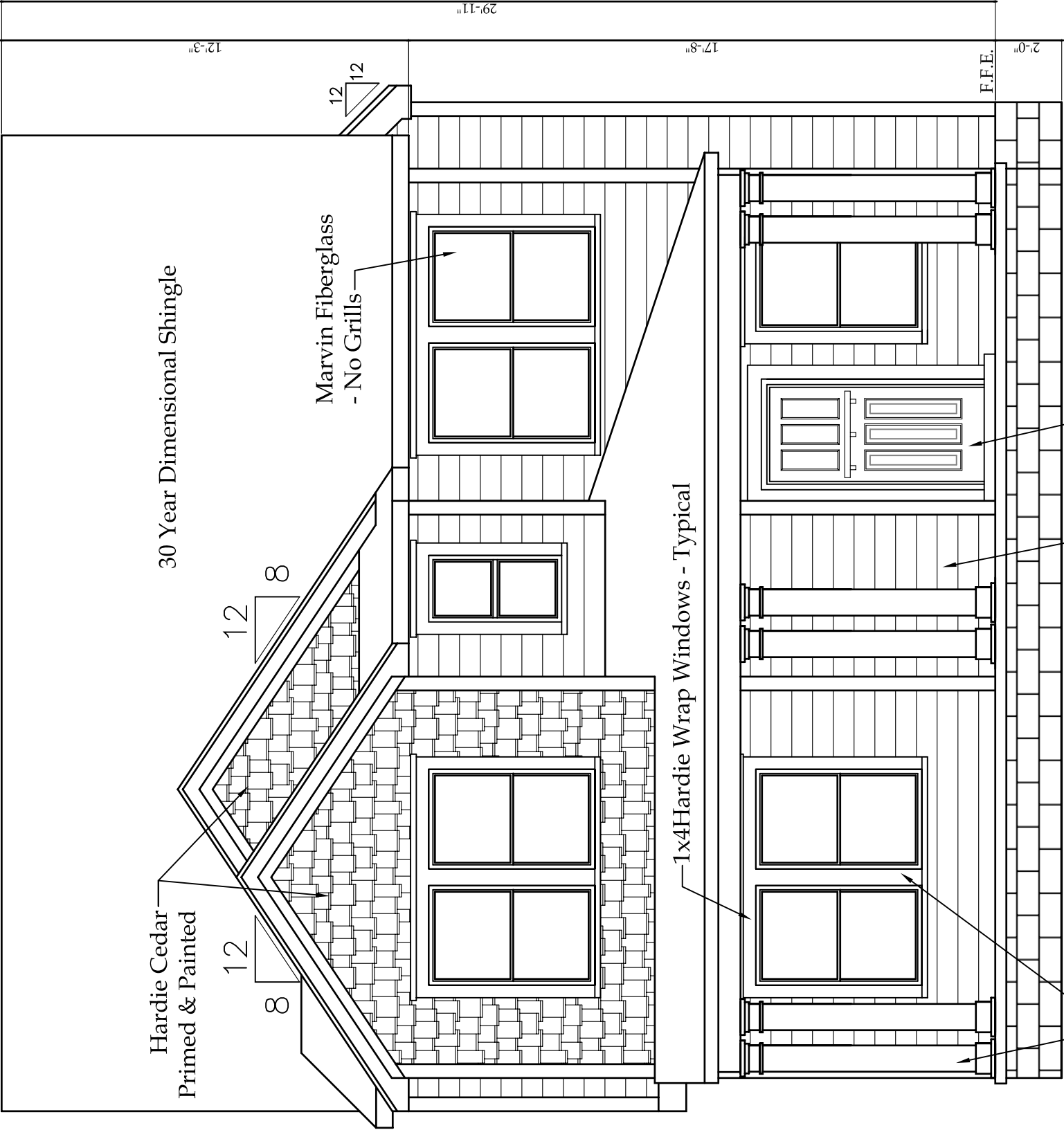
REVISED JRF 03\02\10



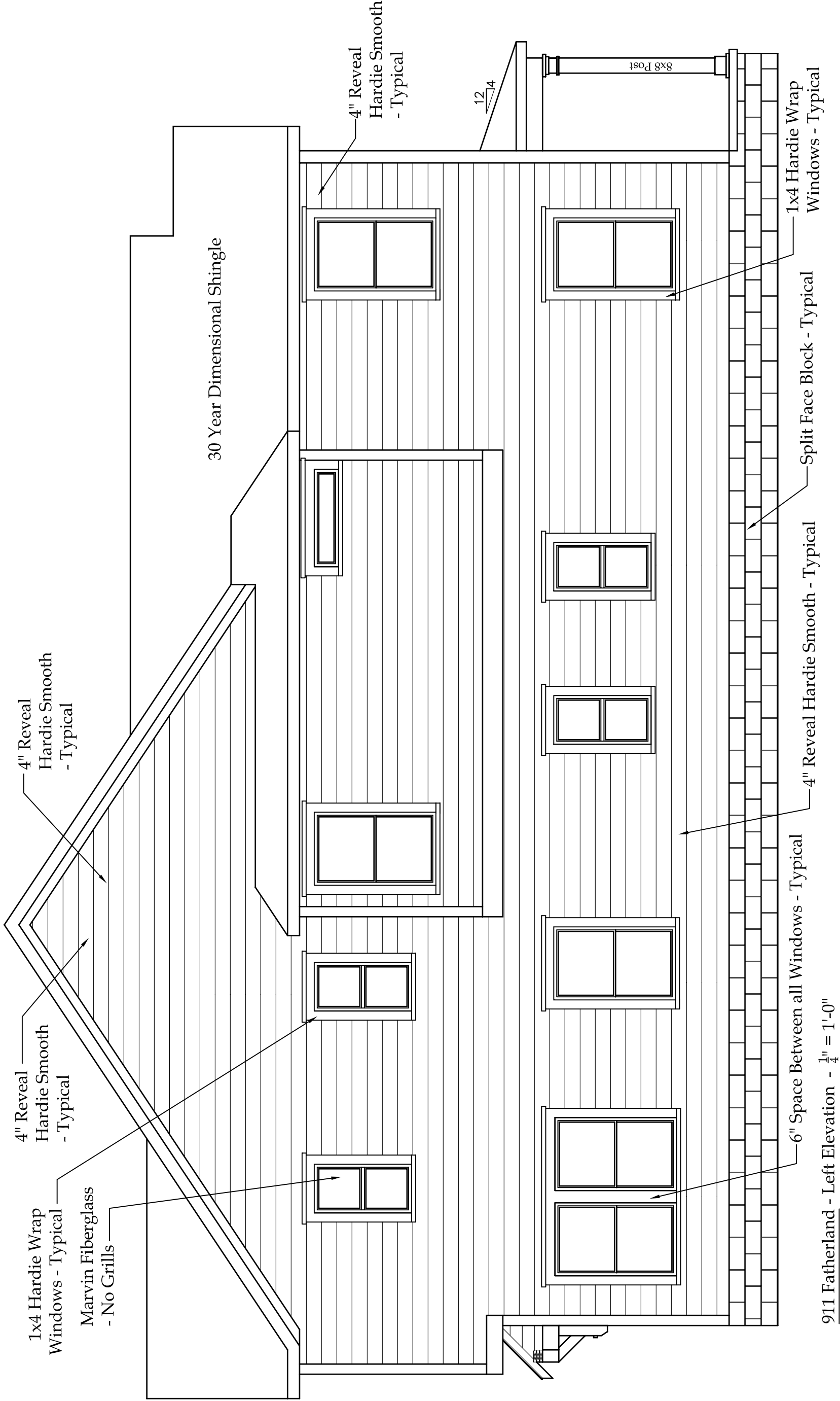
911 Fatherland - First Floor Plan - $\frac{1}{4}" = 1'-0"$



911 Fatherland - Second Floor Plan $-\frac{1}{4}" = 1'-0"$



911 Fatherland - Front Elevation - $\frac{1}{4}" = 1'-0"$



911 Fatherland - Left Elevation - $\frac{1}{4}" = 1'-0"$

